



# **AGENDA**

## **ZONING ADMINISTRATOR**

**Wednesday, March 3, 2021**  
**Virtual ZOOM Meeting**  
**2000 Main Street**  
**Huntington Beach, CA 92648**

**Regular Meeting - 1:30 PM**

**Zoning Administrator**  
*RICKY RAMOS, Senior Planner*

**STAFF**  
*JOANNA CORTEZ, Associate Planner*  
*ISELA SIORDIA, Administrative Secretary*

**MEETING ASSISTANCE NOTICE:** In accordance with the Americans with Disabilities Act, services are available to members of our community who require special assistance to participate in public meetings. If you require special assistance, 48-hour prior notification will enable the City to make reasonable arrangements for an assisted listening device (ALD) for the hearing impaired, American Sign Language interpreters, a reader during the meeting and/or large print agendas. Please contact the City Clerk's Office at (714) 536-5227 for more information, or request assistance from the staff or Sergeant-at-Arms at the meeting.

**PUBLIC COMMENTS:** To address the legislative body on items of interest not scheduled for public hearing, *Request to Speak* forms will be made available at the meeting and are collected by the staff or Sergeant at Arms. Some legislative bodies may provide different *Request to Speak* forms for public hearing items.

**AUDIO/VIDEO ACCESS TO BROADCASTED MEETINGS:** City Council and Planning Commission meetings are televised live on HBTB-3 Channel 3, and can be viewed via live or archived website at <https://huntingtonbeach.legistar.com>.

DUE TO GOVERNOR NEWSOM'S EXECUTIVE ORDER and the City Council's Declaration of Local Emergency regarding the Covid-19 pandemic, the City will be holding the Zoning Administrator public hearing via the Zoom meeting platform.

Public comments may be submitted via two options:

- 1) Submit comments to <https://huntingtonbeachca.gov/zacomment> by 10:00 AM the day of the meeting. If you would like your e-comment read aloud at the hearing, please indicate so on the survey; or
- 2) Join the meeting remotely from your phone.

Please let staff know at the start of the meeting that you wish to speak on a particular item. You will have THREE MINUTES to speak, per person, no donating of time. The following is the phone number for the Zoom meeting and dial-in instructions:

- a. Phone Number: +1 669 900 6833 US (San Jose)
- b. Meeting ID: 946 3255 7992

Any interested parties can participate in the public hearing via telephone. The dial-in information is the same as Option 2, which is listed above. All interested parties are invited to contact the staff planner at 714-536-5271 before the meeting if you have any questions about the project or if you need information or participating in the public hearing.

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **PUBLIC COMMENTS**

#### **CONSENT CALENDAR - None**

#### **PUBLIC HEARING ITEMS**

##### **21-167**

##### **CONDITIONAL USE PERMIT NO. 20-019 (SUNSET LOUNGE TYPE 47 LICENSE AND LIVE ENTERTAINMENT)**

##### **REQUEST:**

**To permit the sale, service, and consumption of alcohol (ABC License Type 47) within an existing 2,592 sq. ft. eating and drinking establishment with an approximately 302 sq. ft. outdoor dining area and allow live entertainment that may include a solo musician, solo comedian, live band (with up to three musicians), disc jockey, or karaoke.**

**LOCATION:**

**16635 Pacific Coast Highway, 90742 (south side of Pacific Cost Hwy.  
at the intersection of 19th St.)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-019 with suggested findings and conditions of approval.

**21-186****COASTAL DEVELOPMENT PERMIT NO. 20-016 (WINDWARD  
ARCHAEOLOGICAL GRADING AND MONITORING)****REQUEST:**

**To permit archaeological grading and monitoring activities on a  
vacant 2.5-acre portion of an approximately 5-acre property located  
in the Coastal Zone.**

**LOCATION:**

**APN 163-361-10 (Vacant Property - Southeast of Bolsa Chica Street at  
Los Patos Avenue; South of City landscape lot)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Continue Coastal Development Permit No. 20-016 to the March 17, 2021, Zoning Administrator meeting at the applicant's request.

**21-187****TENTATIVE PARCEL MAP NO. 20-145/COASTAL DEVELOPMENT  
PERMIT NO. 21-001 (SEACLIFF COUNTRY CLUB SUBDIVISION)****REQUEST:**

**To allow the subdivision of an existing 6,214,987 sq. ft. lot (Seacliff  
Country Club) into two separate lots for finance and conveyance  
purposes.**

**LOCATION:**

**6501 Palm Ave., 92648 (north side of Palm Ave., east of Seapoint St.  
and west of Goldenwest St.)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 20-145 and Coastal Development Permit No. 21-001 with suggested findings and conditions of approval.

**21-193      TENTATIVE PARCEL MAP NO. 19-110 (24th STREET SUBDIVISION)**

**REQUEST:**

**To allow a one-lot subdivision of a 2,704 sq. ft. lot for the construction of two, 3,567 sq. ft. residential condominiums.**

**LOCATION:**

**16461 24th Street, 90742 (north side of 24th St., between PCH and N. Pacific Ave.)**

**Recommended Action:**

That the Zoning Administrator take the following actions:

A) Approve Tentative Parcel Map No. 19-110 with suggested findings and conditions of approval.

**ADJOURNMENT**

**The next regularly scheduled meeting of the Zoning Administrator is Wednesday, March 17, 2021, at 1:30 P.M. via Zoom meeting.**

**INTERNET ACCESS TO THE ZONING ADMINISTRATOR AGENDA AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO ZONING ADMINISTRATOR MEETINGS AT:  
<https://huntingtonbeach.legistar.com/>**

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